

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

May 7, 2015

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, May 12,, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING  
BOARD PUBLIC NOTICE  
REGULAR  
MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of May 5<sup>th</sup>, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Review and discussion of proposed amendments to the Powerhouse Arts District Redevelopment Plan to create a new Southern Edge Transition District. **Approved and recommended to City Council for Adoption.**
9. Case: P15- 024 Minor Site Plan with deviations  
Applicant: Continuum Design  
Attorney: Rita McKenna  
Review Planner: Maryann Bucci-Carter, PP AICP  
Address: 220 York Street  
Block: 14102 Lot: 35.01  
Zone: Majestic II Redevelopment Plan & the Van Vorst Park Historic District  
Description: New infill construction of a 3-story, 4 DU Residential Townhouse  
Deviation: lot coverage  
**Decision: Approved with conditions.**
10. Case: P12-064.1 Preliminary & Final Major Site Plan Amendment with deviation  
Applicant: PSE&G Delivery Projects and Construction  
Attorney: Robert A. Verdibello, Esq.  
Review Planner: Maryann Bucci-Carter, PP AICP  
Address: 427-451 Grand Street  
Block: 15702 Lot: 1,6,8, Part of 4 & 5  
Zone: Grand Jersey Redevelopment Plan  
Description: National Grid and Energy Strong Improvements to the power station and new perimeter fencing and landscaping  
Deviation: Fencing and buffering deviation are being requested at specific property lines where additional screening is not needed.  
**Decision: Approved with condition.**
11. Case: P15-025 Minor Site Plan Interim Use  
Applicant: Anthony J. Orrico, DMD  
Attorney: Nick Cherami, Esq.  
Review Planner: Matt Ward, AICP  
Address: 198 Van Vorst St.  
Block: 14204 Lot: 1  
Zone: Tidewater Basin Redevelopment Plan  
Description: New 1,356 sf dentist office  
**Decision: Approved for Interim Use.**
12. Case: P15-008 Preliminary & Final Major Site Plan with Variances  
Applicant: 415 Monmouth Group, LLC  
Attorney: Jason R. Tuvell, Esq.  
Review Planner: Matt Ward, AICP  
Address: 415 Monmouth Street  
Block: 9902 Lot: 18  
Zone: NC - Neighborhood Commercial  
Description: Rehabilitation of an existing 3-story mixed use building into a 4-unit residential building with roof and rear additions.  
Variance: Ceiling height on 2nd and 3rd floor is below the required minimum.  
**No Board Action taken. Administratively transferred to the Zoning Board of Adjustment.**
- 13.. Case: P15-027 Preliminary & Final Major Site Plan  
Applicant: Hudson Main Holdings, LLC  
Attorney: W. Nevins McCann  
Review Planner: Jeff Wenger, AICP  
Address: 143 Chapel Ave.  
Block: 27401 Lot: 41  
Zone: Chapel Avenue Industrial Park  
Description: New construction of a 47,668 square foot industrial building in two phases.  
**Decision: Approved with conditions.**
14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> floor, JC, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-069 submitted by New Gold Equity Corp. for an Interim Use parking lot for 2 yrs after completion.( 111 First Street).
  2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final site Plan Approval amendments to the Morris Canal Redevelopment Plan revising density requirements in the TOD-West Zone.
  - 3.. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final site Plan # P13-053.1 submitted by 360 9<sup>th</sup> St., LLC ( 364 9<sup>th</sup> Street)..
  4. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to final site Plan # P12-037 submitted by New York Street, LLC ( 102 York Street).
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD